



Shop lots at River District

For the first time, we are offering new cul-de-sac lots with space to add a future shop or pool. These home sites, along Meyers Ct just off of Mission Ave, are conveniently located near the River District community entry. The lots are 50 feet wide and ~190 feet deep. We have identified the Wilson, Redwood and Chesapeake home plans to be offered at this location.

HDA Approved Architectural Review Guidelines for "Shop lots"

Materials:

- Paint colors and siding material to match main house
- Shop driveway to be concrete

Setback requirements:

- Minimum from alley: 20 feet
- Minimum from back property: 15 feet
- Minimum from side: 7.5 feet

Dimension parameters:

- Maximum shop width: 35 feet
- Maximum shop height: 25 feet (should be shorter than main house)
- Maximum sidewall height: 10 feet tall (may be some exceptions)

Shop doors:

- If a door is wider than 12 feet, it is limited to 10 feet tall
- Single wide garage doors, maximum height: 12 feet
- Only one single wide garage door is allowed to be taller than 10 feet

What Greenstone offers for prep of future shop:

Rough-in Option 1:

- Run electrical conduit to back of home and size main panel large enough to have a 60 amp load.

Rough-in Option 2:

- Same as Option 1, and add a water and sewer line, as well.



Jeremy Nichols

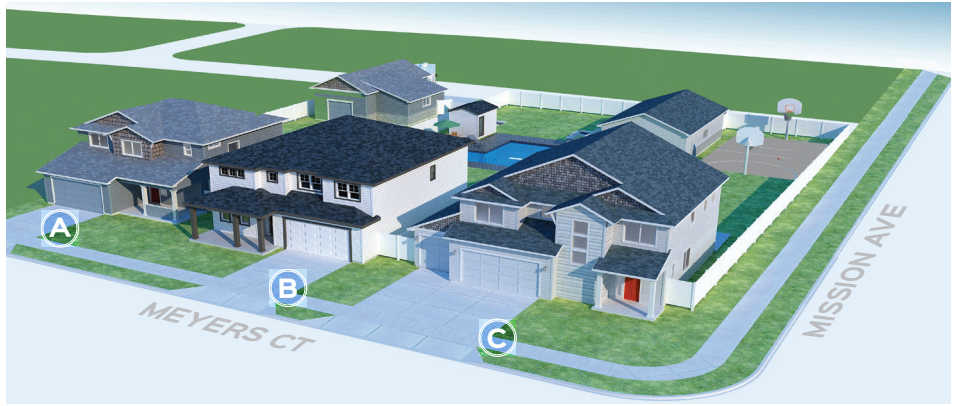
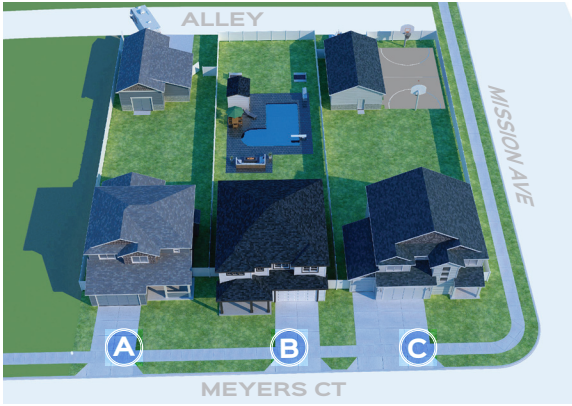
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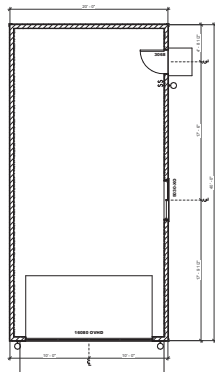
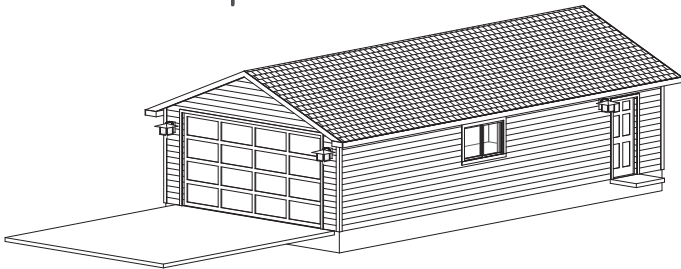
ENRICHED LIVING. LASTING VALUE.

Examples of what future Shop (or pool) lots could look like:

- A** Wilson with a 32'x40' shop **B** Redwood with a pool and shed **C** Chesapeake with a 20'x40' shop and basketball court.



20'x40' Shop



32'x40' Shop

